



Helping *you* move



2 Middle Barn, Rack Lane, SY13 2RN

A mid-terraced barn conversion in the peaceful village of Whixhall, offering a spacious lounge, an open-plan kitchen/diner with scope for modernisation, three bright double bedrooms, a family bathroom, an excellent-sized rear garden with a large patio ideal for outdoor dining, and an excellent-sized triple garage providing superb space for parking, storage or use as a workshop.

Offers in the Region of

£385,000

2 Middle Barn, Rack Lane, SY13 2RN

Overview

- Mid terraced barn conversion
- Three bright double bedrooms
- Well maintained large rear garden
- Village location
- Functional open plan kitchen/diner
- Spacious lounge
- Family bathroom
- Triple garage
- EPC E
- Council tax band D



A mid-terraced barn conversion set within the peaceful rural village of Whixhall. The property offers a practical layout, beginning with a spacious lounge to the left of the entrance. Continuing along the hallway, there is an open-plan kitchen/diner with scope for modernisation, along with a useful understairs storage area that also provides access to the garden and pleasant views across the rear. Upstairs are three bright double bedrooms, with the third bedroom benefiting from generous built-in storage. The family bathroom includes a large shower cubicle and an airing cupboard for additional storage.

Outside, the property enjoys an excellent-sized, well-maintained rear garden, complete with a large patio area ideal for seating and outdoor dining. A particular advantage is the excellent-sized triple garage, offering superb space for parking, a workshop, hobby area or general storage. There is the potential to create extra parking to the rear of the property via the unpaved private driveway.

Location:

The property is located in the rural village of Whixall and is approximately 5 miles from the market towns of Whitchurch and Wem offering a variety of local independent shops, schools, supermarkets and other major retailers. Whitchurch and Wem train stations are on a direct line between Crewe and Shrewsbury with onward connections to Manchester, Birmingham and London plus other major cities. The larger centres of Shrewsbury, Telford, Wrexham, Chester and Crewe are all within approximately 14 to 26 miles approximately.



Your Local Property Experts

01948 667272



TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

LOCAL AUTHORITY

Council Tax Band D. Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

SERVICES

We are advised that mains electricity and water are available. Shared private drainage via a domestic treatment plant. Oil fired central heating. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>



VIEWING

By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB Tel: 01948 667272 Email: whitchurch@barbers-online.co.uk

DIRECTIONS

From Whitchurch proceed on the B5476 towards Wem, after passing the Dog & Bull Inn at Coton turn right signposted Whixall, proceed on this road, bear left past Whixall Social Centre and the property can be found shortly after on the right hand side.

PROPERTY INFORMATION

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

ENERGY PERFORMANCE

EPC E. The full energy performance certificate (EPC) is available for this property upon request.

METHOD OF SALE

For Sale by Private Treaty.

AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

AGENTS NOTE

The property holds full rights of way over the shared courtyard and has the obligation to contribute 25% of the maintenance.

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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KITCHEN/DINER

20' 9" x 17' 7" (6.32m x 5.36m)(max)

LOUNGE

21' 2" x 10' 7" (6.45m x 3.23m)

BEDROOM ONE

14' 2" x 10' 5" (4.32m x 3.18m)

BEDROOM TWO

14' x 10' 6" (4.27m x 3.2m)(max)

BEDROOM THREE

11' 2" x 10' 8" (3.4m x 3.25m)

BATHROOM

7' 8" x 7' (2.34m x 2.13m)

TRIPLE GARAGE

29' 7" x 21' 7" (9.02m x 6.58m)

Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01948 667272

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.